



ENHANCE
live · create · exchange

Presentation to the
Somerville Redevelopment Authority
March 10, 2014

- **LOCAL | CAPABLE**
 - Boston Based | \$2 Billion | 9,000 Units | 500K SF
- **TAILOR MADE SOLUTIONS**
 - 6 States | 60 Neighborhoods
- **RESOURCEFUL**
 - Equity | Debt | Public Financing
- **COLLABORATIVE**
 - Public/Private Partnerships | Infrastructure | Cohesive Communities
- **HOUSING ANCHORED MIXED-USE**
 - Neighborhood Diversity
 - Mixed-Income Residential
 - Independent Retail Opportunities



- **INVESTMENT | OPERATING | DEVELOPMENT**
 - Manage ~12mm SF | Developed ~ 3mm SF
- **LONGSTANDING HISTORY**
 - Boston Based | 37 Years
- **COMMERCIAL ANCHORED MIXED-USE**
 - Office | R + D | Lab | Incubator | Retail
- **COLLABORATION**
 - Successful Partnerships | Major Boston Institutions
- **RESOURCEFUL**
 - \$413mm Discretionary Fund
 - Debt Relationships
 - Equity Investors



- **WOMAN-OWNED | BOSTON BASED | SOMERVILLE SAVVY**
 - Built in Your Community
 - We are a Neighbor
- **VALUE ADDED MASTER PLANS**
 - Good Listeners | Better Collaborators | Best Place Makers
- **VIBRANT COMMUNITIES**
 - +1 Million Acres Master-Planned | +5 Million SF Built
 - Historic | Mixed-Use | TOD | Arts-Oriented
- **TRANSIT GEEKS**
 - Above | Around | Against – Green Line | Orange Line | CAT
 - Area-wide Infrastructure
- **CONSERVE | ENHANCE | TRANSFORM**



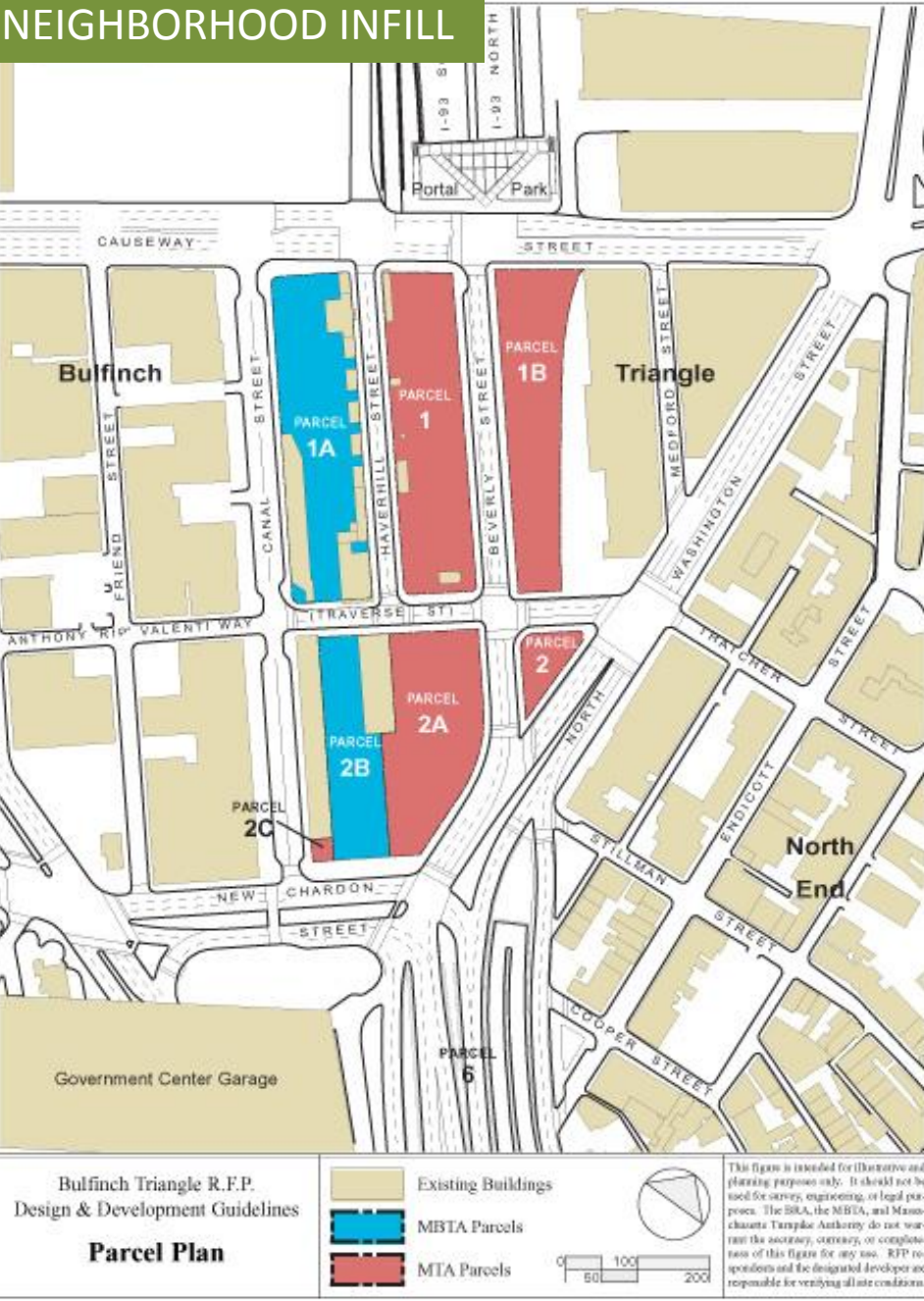


NOW OPEN! 866.962.4308





NEIGHBORHOOD INFILL





Charles River Plaza - Boston

live · create · exchange



PRE-REDEVELOPMENT



Charles River Plaza - Boston

live · create · exchange

REDEVELOPED NEIGHBORHOOD INFILL



Charles River Plaza - Boston

live · create · exchange

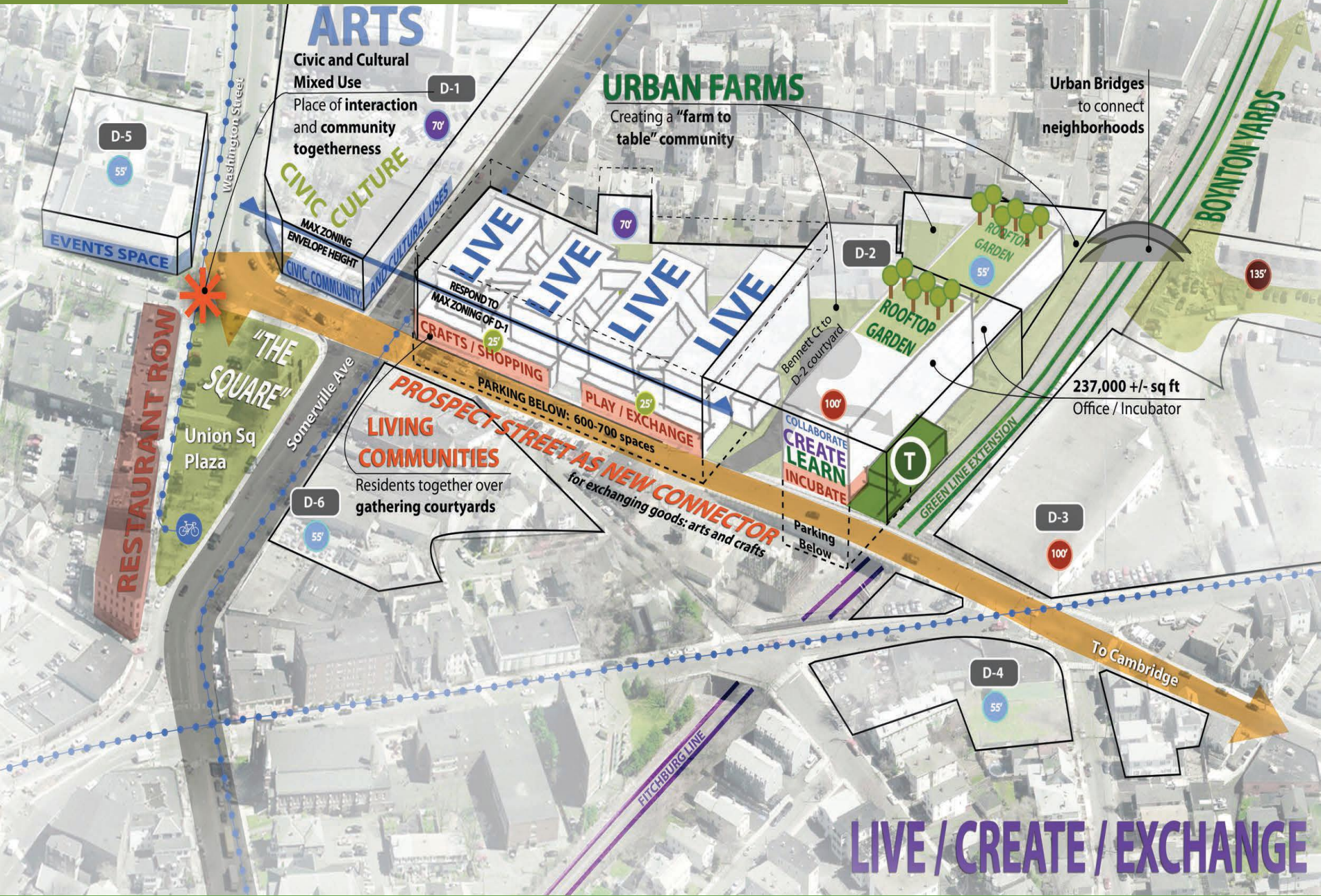






\$8M STIMULUS INFRASTRUCTURE
\$3.1M TROLLEY EXTENSION
\$15M JACKSON ST. EXTENSION
\$200M TRIAL COURT EXPANSION







GREEN
New Parklets



STRONG EDGE
Mix of Uses



SCREEN
Power Generator



INCUBATE
Tech/Arts/Food



ARTS + CULTURE
Civic Minded



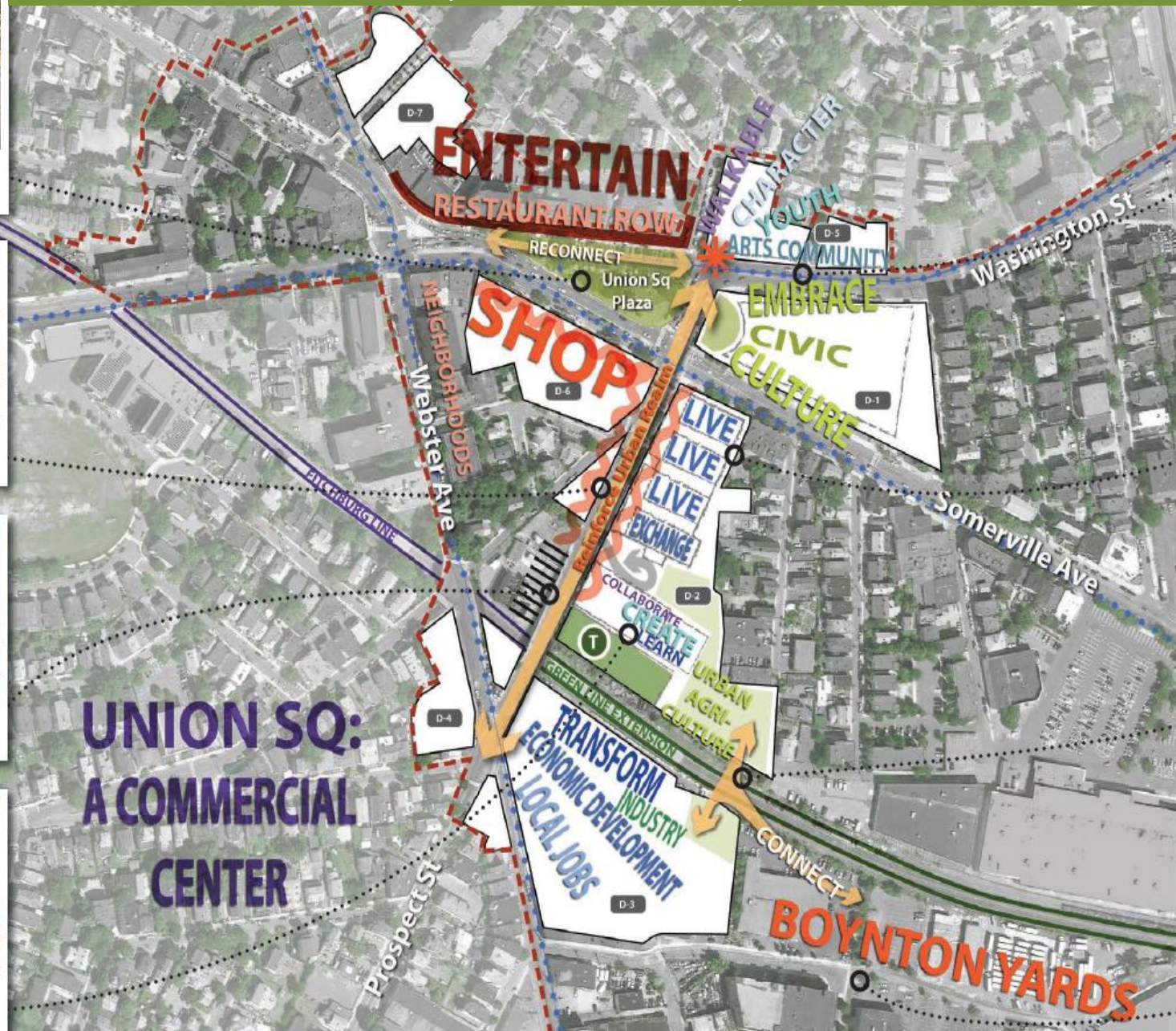
URBAN FARM
Rooftops



CONNECT
Pedestrian Bridge



TRANSFORM
Boynton Yards



TRINITY UNION SQUARE:

- Experienced, Local and Capable
- Resourceful
- Collaborative
- Solutions Unique to Union Square
- Promote Neighborhood Diversity
- Build on Existing Economy
- Create New Economic Opportunities
- Enhance Union Square

ARTS

Civic and Cultural
Mixed Use
Place of interaction
and community
togetherness

D-1

70'

CIVIC CULTURE

MAX ZONING
ENVELOPE HEIGHT
CIVIC, COMMUNITY
AND CULTURAL USES

EVENTS SPACE

D-5

55'

Washington Street

"THE
SQUARE"

Union Sq
Plaza

Somerville Ave

D-6

55'

LIVING
COMMUNITIES

Residents together over
gathering courtyards

URBAN FARMS

Creating a "farm to
table" community

70'

RESPOND TO
MAX ZONING OF D-1

CRAFTS / SHOPPING

PLAY / EXCHANGE

PARKING BELOW: 600-700 spaces

PROSPECT STREET AS NEW CONNECTOR
for exchanging goods: arts and crafts

D-2

Bennett Ct to
D-2 courtyard

55'

100'

COLLABORATE
CREATE
LEARN
INCUBATE

Parking
Below

GREEN LINE EXTENSION

Urban Bridges
to connect
neighborhoods

237,000 +/- sq ft
Office / Incubator

D-3

100'

D-4

55'

To Cambridge

LIVE / CREATE / EXCHANGE